

**SUMMARY OF AN AGENDA**  
**COMMITTEE ON ZONING,**  
**LANDMARKS & BUILDING STANDARDS**  
**MEETING OF JULY 21, 2017**  
**TO BE REPORTED OUT JULY 26, 2017**

**NO. A-8317 (11<sup>th</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT # O2017-4097**

**Common Address:** 3759 S Parnell Ave  
**Applicant:** Alderman Patrick Thompson  
**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RS3 Residential Single-Unit (Detached House) District

**NO. A-8318 (31<sup>st</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT # O2017-4116**

**Common Address:** 4602-26 W Schubert Ave  
**Applicant:** Alderman Milley Santiago  
**Change Request:** Business Residential Planned Development No. 1079, as amended to RS3 Residential Single-Unit (Detached House) District

**NO. A-8319 (31<sup>st</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT # O2017-4113**

**PASS AS SUBSTITUTED**

**Common Address:** 4626-50 W Parker Ave  
**Applicant:** Alderman Milley Santiago  
**Change Request:** Business Residential Planned Development No. 1079 to B1-1 Neighborhood Shopping District

**NO. A-8320 (36<sup>th</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT # O2017-4119**

**PASS AS REVISED**

**Common Address:** 1927-35 Leamington Ave; 1922-34 N Leclaire Ave; 1921-19 N Leclaire Ave; 5017-33 W Grand Ave  
**Applicant:** Alderman Gilbert Villegos  
**Change Request:** M1-2 Limited Manufacturing/ Business Park District to B2-2 Neighborhood Mixed-Use District

**NO. 19100 (1<sup>st</sup> WARD) ORDINANCE REFERRED (1-25-17)**  
**DOCUMENT # O2017-150**

**PASS AS REVISED**

**Common Address:** 2025-2037 N Milwaukee Ave; 2018-30 N Campbell  
**Applicant:** Metropolitan Housing Development Corporation  
**Owner:** Lombardo Family Trust dated 9-15-2010  
**Attorney:** Law Office of Samuel VP Banks  
**Change Request:** B3-1 Community Shopping District to B3-5 Community Shopping District and then to a Residential Business Planned Development  
**Purpose:** The Applicant is seeking to develop the subject property with a new seven (7) story mixed-use building containing 2,664 sq. ft. of retail space at grade, and a total of eighty-eight (88) residential units. The proposed mixed-use building will be masonry construction and incorporate metal facade cladding. The proposed mixed-use building will measure 79 feet 4 inches in height. Eighteen (18) garage parking spaces will be provided onsite. The Applicant is filing this Zoning Amendment application as an elective Planned Development because it is proposing more than 50% of the number of units that would trigger a mandatory Planned Development per Sec. 17-8-0600- A.

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**NO. 19192-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (4-19-17)**  
**DOCUMENT #O2017-3202**

**PASS TYPE 1 PLANS AMENDED**

**Common Address:** 1713-1717 N Campbell

**Applicant:** BB&G LLC

**Owner:** BB&G LLC

**Attorney:** William JP Banks of Schain, Burney, Banks, Kenny & Swartz

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** After rezoning, there will be 2 zoning lots, 1713-15 N Campbell will be 48' x 124.38' and contains an existing 3 dwelling units building that will be rehabbed and will have a total of 4 dwelling units and 5 parking spaces. The height of this building is existing at 38 feet, 1717 N Campbell will be 24' x 124.38' and will contain a 3 story 2 dwelling unit building with 2 parking spaces. The height will be 38 feet.

**NO. 19237-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT #O2017-3836**

**PASS AS SUBSTITUTED  
AMENDED TO TYPE 1**

**Common Address:** 2413 W Cortland Street

**Applicant:** Tech Development Inc.

**Owner:** Tech Development Inc.

**Attorney:** Law Office of Mark Kupiec & Associates

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

**Purpose:** To demolish the existing building and build a new 3 story, 3 dwelling unit residential building; 3 parking spaces; no commercial space; height 38 feet

**NO. 19184-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (4-19-17)**  
**DOCUMENT #O2017-3193**

**PLANS AMENDED**

**Common Address:** 1460-62 W Cortez St.

**Applicant:** Cesar Roman

**Owner:** Cesar Roman

**Attorney:** Rolando Acosta

**Change Request:** RS3 Residential Single-Unit (Detached House) District to B2-2 Neighborhood Mixed-Use District and RS3 Residential Single-Unit (Detached House) District to RS3 Residential Single-Unit (Detached House) District

**Purpose:** Existing two-story, 30.0 foot tall building at 1460 West Cortez to remain with the existing three residential dwelling units and no parking or loading. 1462 West Cortez to be developed with a single-family home 30 feet in height with two parking spaces and in accordance with the RS3 regulations

**NO. 19020 (18<sup>th</sup> WARD) ORDINANCE REFERRED (11-1-16)**  
**DOCUMENT #O2016-7933**

**PASS AS REVISED**

**Common Address:** 4001-4141 W 74<sup>th</sup> St; 7400-7670 S Pulaski Road; 4000-4140 W 76<sup>th</sup> Street;  
4029-4215 W 76<sup>th</sup> Street; 4032-4214 W 77<sup>th</sup> Street

**Applicant:** Public Building Commission at behalf of City Colleges of Chicago

**Owner:** City Colleges of Chicago

**Attorney:** Meg George, Neal and Leroy, LLC

**Change Request:** B3-1 Community Shopping District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District and Institutional Planned Development No. 216 to Institutional Planned Development No. 216, as amended

**Purpose:** the applicant intends to develop the southern portion of the planned development into a new academic building, which will provide learning space, offices space, accessory uses and accessory parking. The additional square footage being added to the planned development will be developed at a later time

**NO. 19232 (27<sup>th</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT #O2017-3831**

**Common Address:** 1540 N North Park Ave

**Applicant:** 1540 N North Park LLC

**Owner:** 1540 N North Park LLC

**Attorney:** Law Office of Samuel VP Banks

**Change Request:** RM-5 Multi Unit District to B2-3 Neighborhood Mixed-Use District

**Purpose:** The Applicant is seeking a zoning change in order to permit the construction of a new five-story residential building, at the subject site. The existing building will be razed. The new proposed building will contain a total of seven (7) dwelling units, with interior parking for seven (7) vehicles, located below grade level. The new building will measure approximately 50 feet-0 inches in height and be masonry in construction

**NO. 19244 (27<sup>th</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT #O2017-3843**

**PASS AS REVISED**

**Common Address:** 1001 W Chicago and 727 N Milwaukee Ave

**Applicant:** 1001 Chicago LLC

**Owner:** 1001 Chicago LLC

**Attorney:** Law Office of Samuel VP Banks

**Change Request:** DX-5 Downtown Mixed-Use District and Residential Planned Development No. 1263 to Residential Business Planned Development No. 1263, as amended

**Purpose:** The Applicant is seeking to amend the existing Planned Development No. 1263 (commonly known as 1001 West Chicago Avenue) in order to permit the expansion of the Site Area, for the PD, to include the adjacent property (commonly known as 727 North Milwaukee Avenue) and the existing improvements, therein. The newly expanded Site, will consist of: (i) a twelve-story mixed-use building; (ii) a fifteen-story mixed-use building; and (iii) a two-story commercial building. The Planned Development, as amended, will allow for the location and establishment of up to 363 dwelling units, commercial and retail space (approx. 7,470 square feet) and at-street accessory parking for at least 243 vehicles. All of the existing buildings, within the Planned Development Site - as amended, are masonry in construction, with the tallest building measuring approx. 190 feet-0 inches.

**NO. 19245 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT #O2017-3844**

**Common Address:** 3018-24 W Armitage Ave  
**Applicant:** GML Properties Inc.  
**Owner:** 3018-24 W Armitage LLC  
**Attorney:** Law Office of Mark Kupiec & Associates  
**Change Request:** B3-1 Community Shopping District and B3-3 Community Shopping District to B3-2 Community Shopping District  
**Purpose:** to build a new 4 story mixed use building with retail on the ground floor and 9 dwelling units on the upper floors; 14 parking spaces; approx. 2,550 sq.ft. of commercial space – height 49 feet 9 inches

**NO. 19179 (35<sup>th</sup> WARD) ORDINANCE REFERRED (4-19-17)**  
**DOCUMENT #O2017-3188**

**Common Address:** 3501 W Wrightwood Ave  
**Applicant:** Esam Hani  
**Owner:** Esam Hani  
**Attorney:** Rolando Acosta  
**Change Request:** RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District  
**Purpose:** Three story building 30 feet tall, to contain six residential units, three parking spaces and no loading berth

**NO. 19193-T1 (35<sup>th</sup> WARD) ORDINANCE REFERRED (4-19-17)**  
**DOCUMENT #O2017-3203**

**Common Address:** 2836 N Kedzie Ave  
**Applicant:** Eirpol LLC  
**Owner:** Patricia Big Bear  
**Attorney:** Daniel Lauer  
**Change Request:** B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District  
**Purpose:** the applicant will demolish the existing frame building and intends to construct a three story, four dwelling unit building with three parking spaces under Transit Oriented Development. The footprint of the building shall be approx. 21 feet by 76 feet in size. The building shall be 38 feet high, as defined by City Code

**NO. 19197 (39<sup>th</sup> WARD) ORDINANCE REFERRED (4-19-17)**  
**DOCUMENT #O2017-3207**

**Common Address:** 3935-3939 W Devon Ave  
**Applicant:** Elm Romanian Pentecostal Church  
**Owner:** See application for owner  
**Attorney:** Paul Kolpak  
**Change Request:** B1-1 Neighborhood Shopping District to B1-2 Neighborhood Shopping District  
**Purpose:** The applicant intends to construct a 21,023.65 sq.ft. building for religious assembly. There will be no dwelling units and no commercial space. There will be 1,200 sanctuary seats and there are currently 178 offsite parking spaces. The height of the building will be 40 feet

**NO. 19234 (47<sup>th</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT #O2017-3833**

**Common Address:** 2022-2026 W Warner Ave

**Applicant:** Patrick Gallagher

**Owner:** See application for list of owners

**Attorney:** Law Office of Samuel VP Banks

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** The Applicants are seeking a zoning change in order to permit the legal subdivision of the subject properties - into three separate and independent zoning lots. In order to effectuate the proposal, both of the existing detached garages will be razed. Once divided, the Applicant and Owners intend for the existing two-story single-family residence - commonly known as 2022 West Warner Avenue, and the existing two-story two-unit residential building - 2025 West Warner Avenue, to remain unchanged. A new two-car detached garage will be erected at the rear of each of the existing buildings. The newly formed (middle) parcel - commonly known as 2024 West Warner Avenue, will be vacant and unimproved. The existing (frame) single-family residence and the existing (masonry) two-flat, each, measure approximately 30 feet-0 inches in height.

**NO. 19240 (47<sup>th</sup> WARD) ORDINANCE REFERRED (5-24-17)**  
**DOCUMENT #O2017-3839**

**PASS AS AMENDED**

**Common Address:** 2100 W Irving Park Road

**Applicant:** 2000 Irving LLC

**Owner:** 2000 Irving LLC

**Attorney:** Law Office of Samuel VP Banks

**Change Request:** B1-1 Neighborhood Shopping District to C1-2 Neighborhood Commercial District

**Purpose:** The Applicant is seeking a zoning change in order to permit the expansion of the existing general restaurant and tavern (2,963 square feet approx.), into the one-story addition (187 square feet), with outdoor (covered) patio (1,472 square feet) - and to, otherwise, bring the existing (non-conforming) general restaurant and tavern (uses) into compliance with the current Zoning Ordinance. No physical alterations, to the existing building and structures, are intended or required. The existing building is masonry in construction and measures approximately 30 feet-0 inches in height. There is, and will remain, surface parking for fourteen (14) vehicles located along the west side of the building.

**LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE – BUSINESS ID**

<b><u>DOC#</u></b>	<b><u>WARD</u></b>	<b><u>LOCATION</u></b>	<b><u>PERMIT ISSUED TO</u></b>
Or2017-308	1	1538 N Western Ave	Mega Security LTD
Or2017-300	8	1538 E 95 <sup>th</sup> St.	Gas Plus, Inc. Buddy Bear Car Wash
TBD	9	756 E 111 <sup>th</sup> St.	Pullman Park – David Doig
Or2017-298	23	6500 W 65 <sup>th</sup> St	Concentra
Or2017-305	27	650 N Morgan St	Caden James
Or2017-302	28	4906 W Madison	TKG Storage Mart Partners III, LP
Or2017-301	28	4906 W Madison	TKG Storage Mart Partners III, LP
Or2017-303	32	3148 N Lincoln Ave	Bras Galore
Or2017-304	42	641 N Clark	Walgreens
Or2017-306	43	938 W Webster	Homeslice
Or2017-315	47	3705 N Lincoln Ave	The Lock Up Self Storage
Or2017-314	47	3705 N Lincoln Ave T	The Lock Up Self Storage
Or2017-313	47	3420 N Lincoln Ave	Impact Physical Therapy
Or2017-311	47	3333 N Marshfield Ave	Lakeview YMCA
Or2017-310	47	3728 N Ravenswood Ave	The Lock up Self Storage

**LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE – OFF PREMISE**

<b><u>DOC#</u></b>	<b><u>WARD</u></b>	<b><u>LOCATION</u></b>	<b><u>PERMIT ISSUED TO</u></b>
Or2017-245	32	1810 N Elston Ave	Clear Channel Outdoor – <b>DO NOT PASS</b>

**FEE WAIVER****Or2017-307 (2<sup>nd</sup> WARD) ORDER REFERRED 6-28-17**

Historical Landmark Fee Waiver for the property at 2401 S Wabash

**Or2017-309 (4<sup>th</sup> WARD) ORDER REFERRED 6-28-17**

Historical Landmark Fee Waiver for the property at 4533 S Greenwood Ave